



Dante Way, Ewell

The **PERSONAL** Agent

Offers Over £525,000

Freehold

- Modern And Stylish Semi Detached House
- Entrance Hall and Downstairs W.C
- Lounge/Dining Room With Bespoke Storage
- Fully Fitted Kitchen With Appliances
- Two Double Bedrooms
- Family Bathroom and Ensuite To Master
- Landscaped Rear Garden
- Detached Garage/Home Office
- Private Driveway For Two Cars
- Exclusive Development

A modern and stylish two bedroom semi detached house with private driveway and detached garage/home office situated on a popular Bellway Homes development. Viewing Highly Recommended.

This fantastic home has been further enhanced with bespoke fittings which include an impressive media shelving and storage unit in the lounge and a wall mounted headboard to the master bedroom with its ensuite shower room. A fully equipped home office that forms part of the detached garage which you can access from the rear garden or a private driveway with parking for two vehicles.

The property is located on a highly regarded Bellway Homes development which was completed in 2021. An internal viewing is recommended to fully appreciate what this classy home has to offer.

The property is accessed via a landscaped front garden with



AstroTurf lawn and a pathway leading to a covered front entrance, with courtesy light and door to the hallway with stairs to the first floor landing and access to a handy downstairs cloakroom and ground floor rooms.

To the front is a modern fully fitted kitchen with matching range of floor and wall mounted high gloss units with contrasting Quartz worktops and integrated kitchen appliances.

To the rear is a spacious lounge/dining room with plenty of space for relaxing and room for a dining table and chairs, door to walk-in understairs storage cupboard and double glazed windows and French doors, which overlook and lead out to the beautifully landscaped rear garden.

Upstairs there are two well proportioned bedrooms with double glazed windows and radiator with an ensuite shower room to the master bedroom and a modern family bathroom

Outside the rear garden is laid mainly to lawn with a paved patio area and timber decked sun terrace to rear. A gate provides direct access to a private driveway with off road parking for two cars which leads to a detached garage, which has been converted to provide a useful storage area and an impressive home office or studio with door to the rear garden.

The property sits equal distance of both Ewell West Station, and Chessington North (Zone 6) and also Tolworth Station (Zone 5)

West Ewell is a well-rounded area offering a number of good local schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

Tenure - Freehold
Council tax band - D



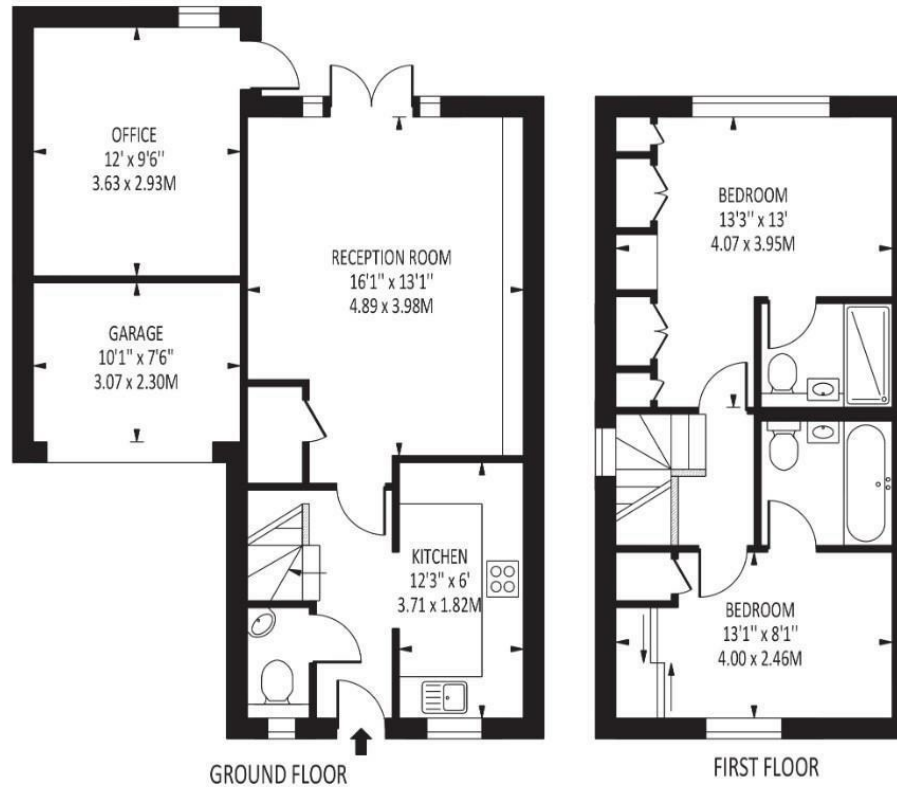


The **PERSONAL** Agent




Dante Way

Total Area: 940 SQ FT • 87.30 SQ M
(Including Office & Garage)
Office Area: 114 SQ FT • 10.64 SQ M
Garage Area: 76 SQ FT • 7.06 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

